

M. A. ANSARI

M.Com., L.L.B.,

ADVOCATE HIGH COURT

Ansari Building, Second Floor, First Rabodi, Thane (West)-400 601.

Mob.: 9930571046 / 9920958596

FORMAT – A

(Circular No. 28/2021)

To,
MAHARERA
Bandra,

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to land bearing all piece and parcel of land and ground admeasuring 5237 square meters or thereabouts forming part of the layout Sub Plot A in the layout approved by the Thane Municipal Corporation on 21st June, 2017 (whereon the construction of the proposed building no.21 is approved); and forming part of the land bearing Survey No. 37/10 and 38/1 both of **Village Dhokali**, Taluka & District Thane, hereinafter called and referred to as the “**SAID PROPERTY**” owned by M/s. **MONEY MAGNUM CONSTRUCTIONS.**

I have investigated the Title of the Said Property on the request of **SHREE MALLINATH ENTERPRISES LLP.** having its administrative office at 309, Centrum IT Park, Next to Satkar Grand, Opp. Railadevi Talao, Wagle Estate, Thane (W), and following Documents i.e.,

1) Description of the property:

The property being the land described in the subject written above i.e. all piece and parcel of land and ground admeasuring 5237 square meters or thereabouts forming part of the layout Sub Plot A in the layout approved by the Thane Municipal Corporation on 21st June, 2017 (whereon the construction of the proposed building no.21 is approved); and forming part of the land bearing Survey No. 37/10 and 38/1 both of **Village Dhokali**, Taluka & District Thane, within the limits of **Thane** Municipal Corporation of Thane and Registration District and Sub- District Thane hereinafter called and referred to as the “**SAID PROPERTY**” owned by M/s. **MONEY MAGNUM CONSTRUCTIONS.**

2) Documents of allotment of the said Land:

a) By and under an Order bearing Reference No. LND 8051, dated 19th February, 1957 read with an Order dated 28th February, 1959 bearing Reference No. CB/LND/8051 passed by the Collector of Thane, the Collector has granted the Subject Land in the Owner's favour (then being a sole proprietary concern of one Mr. M.V. Mazumdar, and known as M/s. **National Dyes**).

b) The name of the owners appears on the 7/12 extract in the Kabjedar (holder) column as the holder of the land bearing Survey Nos. 37/10 and land bearing Survey No. 38/1 both of Village Dhokali, Taluka & District Thane.

c) The Thane Municipal Corporation, Thane has sanctioned and approved building plan under **Old V.P. No. 2003/94, TMC/TDD/2429/17, dated 12/12/2017** and **New V.P. No. S05/0105/16, TMC/TDD/0039/(P//C)/2023/Auto date: 19/12/2023**, on the said property.

d) Development Agreement bearing Registration Document No. **TNN1-542-2024**, Dated 23/01/2024 made and executed in between **M/s. MONEY MAGNUM CONSTRUCTIONS** as the **OWNERS** and **SHREE MALLINATH ENTERPRISES LLP**, as the **DEVELOPER**. Whereby the Owners have allowed **SHREE MALLINATH ENTERPRISES LLP** to develop the property described in the subject written above.

d) Power of Attorney bearing Registration Document No. **TNN1-543-2024**, Dated 23/01/2024 made and executed in between **M/s. MONEY MAGNUM CONSTRUCTIONS** as the **OWNERS** and **SHREE MALLINATH ENTERPRISES LLP**, as the **DEVELOPER**. Whereby the Owners have allowed **SHREE MALLINATH ENTERPRISES LLP** to develop the property described in the subject written above.

e) Search Report Dated: 13/02/2024 issued by **SACHIN PATIL**, Search Clerk, Thane from **1995** to **2024** Government fee is paid to Sub- Registrar Thane-1 Vide **CHALLAN** bearing **GRN No. MH015562332202324E** Dated: **13/02/2024** and **Receipt No. 3172, dated 13/02/2024** issued by S.R.O. Thane-5.

f) Public Notice Published in Daily Newspaper **Global Times**, Dated: 08/02/2024, given by me for investigation of Title of the said property. No claims were received from Third Parties.

3) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property. I am of the opinion that the title of the Developer i.e. **SHREE MALLINATH ENTERPRISES LLP** having development rights in respect of the said land is clear and marketable and without any encumbrances.



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Owners of the land

(1) M/s. MONEY MAGNUM CONSTRUCTIONS. **Subject**
Land
(M/s. National Dyes)

4) The report reflecting the flow of the title of the Developer i.e. **SHREE MALLINATH ENTERPRISES LLP** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 14/02/2024.


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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. By and under an Order bearing Reference No. LND 8051, dated 19th February, 1957 read with an Order dated 28th February, 1959 bearing Reference No. CB/LND/8051 passed by the Collector of Thane, the Collector has granted the Subject Land in the Owner's favour (then being a sole proprietary concern of one Mr. M.V. Mazumdar, and known as **M/s. National Dyes**).

2. The name of the owners appears on the 7/12 extract in the Kabjedar (holder) column as the holder of the land bearing Survey Nos. 37/10 and land bearing Survey No. 38/1 both of Village Dhokali, Taluka & District Thane.

3. Search Report Dated: 13/02/2024 issued by **SACHIN PATIL**, Search Clerk, Thane from **1995** to **2024** Government fee is paid to Sub- Registrar Thane-1 Vide CHALLAN bearing GRN No. **MH015562332202324E** Dated: **13/02/2024** and **Receipt No. 3172, dated 13/02/2024** issued by S.R.O. Thane-5.

4. Any other relevant title: No other relevant title

5. Litigations if any: No Litigation.

Date: 14/02/2024.


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